





Kennedy & Foster

98 Drove Road

Biggleswade

SG18 0HJ

£485,000

- BEAUTIFULLY PRESENTED
- FOUR BEDROOM SEMI DETACHED CHARACTER PROPERTY
- THREE RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

- MASTER SUITE ON TOP FLOOR WITH DRESSING ROOM AND ENSUITE
- PARKING TO FRONT AND PARKING TO REAR WITH GARAGE/WORKSHOP
- GENEROUS GARDENS
- A REAL STUNNING HOME







A truly stunning property that must be viewed internally to fully appreciate this beautifully appointed FOUR bedroom semi-detached property with the added benefit of parking to front and rear and a spacious garage/workshop, generous gardens and stunning accommodation on three levels as follows: Entrance hall, lounge, dining room, kitchen, further reception room, 3 bedrooms and family bathroom on the first floor and the master suite on the second floor with a spacious bedroom, dressing room and en suite. A viewing comes highly recommended by Kennedy & Foster.

FRONT DOOR INTO:

ENTRANCE HALL

Exposed brick wall, sliding door, tiled flooring, stairs to first floor.

LOUNGE

24' 10 into bay " x 11' 01" (7.57m x 3.38m) Brick fireplace with tiled hearth, exposed brick walls, Victorian style radiator, multi-purpose burner, uPVC double glazed 'sash bay' window and uPVC double glazed window, under stairs storage. Door to:

DINING ROOM

14' 04" x 8' 00" (4.37m x 2.44m) Black and White tiled flooring, uPVC double glazed window to side, coving to ceiling, radiator. Opening to:

KITCHEN AREA

8' 09" x 7' 09" (2.67m x 2.36m) Wall, base and drawer units with work surfaces over, white 1 1/2 bowl sink unit with mixer tap, space for washing machine and fridge/freezer, black and white tiled flooring, coving to ceiling.

REAR LOBBY

uPVC double glazed door to rear garden. Door to:

RECEPTION ROOM

13' 01" x 12' 02" (3.99m x 3.71m) Victorian style radiator, tiled flooring, coving to ceiling, sliding double glazed patio doors leading to rear garden.

FIRST FLOOR LANDING

BEDROOM TWO

13' 09" x 10' 09" (4.19m x 3.28m) uPVC double glazed sash window to front, radiator, laminate flooring.

BEDROOM THREE

16' 00" x 9' 00 max" (4.88m x 2.74m) 'L' shaped, uPVC double glazed window to side, radiator, laminate flooring.

BEDROOM FOUR

9' 06" x 8' 11" (2.9m x 2.72m) uPVC double glazed window to rear, laminate flooring, coving to ceiling, radiator.

BATHROOM

9' 00" x 5' 02" (2.74m x 1.57m) Free standing bath, pedestal basin, low level W.C, extractor fan, heated towel rail, uPVC double glazed frosted window.

SECOND FLOOR

MASTER SUITE

MASTER BEDROOM

16' 08" x 12' 00" (5.08m x 3.66m) uPVC double glazed window to front, radiator, sky light, Victorian style radiator, cupboard housing Combi boiler and storage. Doors to:

DRESSING ROOM

8' 10" x 7' 07" (2.69m x 2.31m) Hanging rails, Victorian style radiator.

ENSUITE

10' 04" x 6' 07" (3.15m x 2.01m) Walk in double shower, rainwater shower over and hand shower attachment, low level W.C, two wall mounted sinks with mixer taps, heated towel rail, uPVC double glazed frosted window to side.

OUTSIDE

BLOCK PAVED PARKING FOR TWO CARS (GARAGE AND FURTHER PARKING TO REAR)

gated side access to:

REAR GARDEN

Paved patio, raised beds, outside tap, mature shrubs, raised decking area, rockery, personal door to:

GARAGE/WORKSHOP

17' 05 min" x 13' 06" (5.31m x 4.11m) Up and over door.

WORKSHOP

9' 09" x 6' 09" (2.97m x 2.06m)



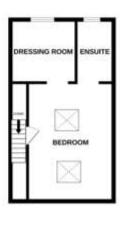




TROOK STOOK SILL STOOK SILL STOOK SILL STOOK SILL STOOK SILL STOOK STOO







COUNCIL TAX BAND

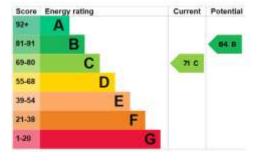
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



Middle very planning that have make to assume the accuracy of the fraction continued their measurement of allows, continued on their terms one operations on the companional to any terms are some at the advantume. The year is the discretive preparate rate of the discretive count on such by any proparation provides. The annual property and application provide from all their least and on given also as in the appropriate provides of the discretive country.

OFFICE

2 Market House Market Square Biggleswade Bedfordshire SG18 8AQ T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements